

KOLL CENTER NEWPORT

Via E-Mail

February 7, 2013

Michael Toerge, Chair
Bradley Hillgren, Vice Chair
Fred Ameri, Secretary
Tim Brown, Commissioner
Kory Kramer, Commissioner
Jay Myer, Commissioner
Larry Tucker, Commissioner
City of Newport Beach Planning Commission
3300 Newport Blvd.
Newport Beach, CA 92663

Re: Uptown Newport Residential Development

Dear Commissioners:

Please accept this letter on behalf of Koll Center Newport Common Areas ("KCN"). We have had the opportunity to meet with The Shopoff Group ("TSG") on multiple occasions over the course of their planning process to express our concerns. While TSG has accommodated several of our concerns to date, the following is a summary of concerns that we ask TSG to consider and incorporate:

- **Retail:** A minimum of 6,000 SF of food service should be provided to serve not only the new residential community as well as the existing surrounding uses. TSG seemed to be in support of this concept subject to reasonable conditions.
- **Building Setbacks:** Given this is a four-sided project we would encourage a more substantial setback between KCN and Uptown Newport.
- **Building Design/Massing:** As noted above Uptown Newport is a four-sided project and therefore the buildings bordering KCN should have key design elements on all sides and include articulation in the massing so the buildings do not appear to have long unbroken masses. We believe TSG

has agreed to "four-sided" architecture and we believe they are considering major breaks in massing.

- **Vehicular Access:** Limit to emergency vehicles only across KCN to Von Karman. This is a view shared by TSG, KCN, and KCN building owners.
- **Pedestrian Access:** Due to the impacts and liability of additional pedestrian traffic across KCN a Reserve Fund should be established utilizing community benefit funds set aside as a result of Uptown Newport. Two points of connection would be acceptable if this fund can be created.
- **Affordable Units:** Low and very low income affordable units should be eliminated as they are not complimentary to a mixed use development.

Thank you for your consideration and time spent on this matter.

Regards,

A handwritten signature in black ink, appearing to read "Fel O. Y.", with a stylized flourish at the end.

KCN Common Area
Management